

FOR SALE

£190,000 Freehold



# 42 Humphrey Street, Dudley, West Midlands. DY3 2AW

• ALL SERIOUS OFFERS CONSIDERED

• OFFERS TO BE SUBMITTED BY 31/10/2023



Select Property Management Ltd  
120, High Street, Amblecote, Stourbridge, DY8 4DA

01384 277701  
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### PROPERTY DESCRIPTION

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**\*\*\* ALL SERIOUS OFFERS CONSIDERED \*\*\* OFFERS TO BE SUBMITTED TO THIS OFFICE BY 31ST OCTOBER 2023.** This detached family home in the popular area of Gornal is offered with NO UPWARD CHAIN. Boasting a generous corner plot with gardens to all sides and detached garage; spacious living accommodation comprising of Entrance Hall; Generous lounge; Fitted kitchen with range style cooker; ground floor cloak room, WC. On the first floor there are three bedrooms and family bathroom. Viewing is essential to appreciate all on offer.  
COUNCIL TAX BAND - D and EPC BAND C.



## ROOM DESCRIPTIONS

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### KITCHEN

12' 09" x 10' 04" (3.89m x 3.15m) Two double glazed windows front & rear. Wall & base units. Range style oven, 1.5 stainless steel sink drainer, coving, radiator

### ENTRANCE HALL

Two double glazed windows side & rear, coving, storage cupboard & cupboard with washing machine, radiator, double doors to garden

### CLOAKROOM

3' 08" x 3' 04" (1.12m x 1.02m) Wash hand basin & toilet, towel rail, tiled walls & floor

### LOUNGE

16' 02" x 12' 10" (4.93m x 3.91m) Double glazed window rear, wall mounted fire, coving

### LANDING

Two double glazed windows side & rear, laminate flooring

### BEDROOM 1

12' 10" x 7' 09" (3.91m x 2.36m) Double glazed window to side, radiator, coving

### BEDROOM 2

12' 11" x 10' 01" (3.94m x 3.07m) Double glazed window to side, radiator, coving

### BEDROOM 3

9' 06" x 6' 0" (2.90m x 1.83m) Double glazed window to side, coving, radiator

### BATHROOM

9' 06" x 5' 09" (2.90m x 1.75m) Bath with shower over, wash hand basin, wc, towel rail

### OUTSIDE

Wrap around garden to three sides

### GENERAL

#### MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

#### TENURE

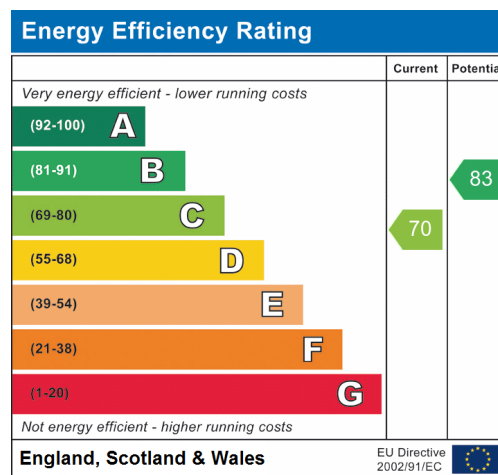
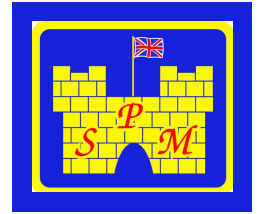
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

#### SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



# EPC



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